



ORLAND PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, August 27, 2026 at 5:30 PM
Carnegie Center, 912 Third Street and via Zoom

P: (530) 865-1600 | www.cityoforland.com

Commission: Stephen Nordbye | Sharon Lazorko

Vernon Montague | Tyler Rutledge | Daniel Louder

City Clerk: Jennifer Schmitke

City Staff: Lisa Lozier, City Planner

Virtual Meeting Information:

<https://us02web.zoom.us/j/82886794302>

Webinar ID: 828 8679 4302 | Zoom Telephone: 1 (669) 900-9128

Public comments are welcomed and encouraged in advance of the meeting by emailing the City Clerk at jtschmitke@cityoforland.com or by phone at (530) 865-1610 by 4:00 p.m. on the day of the meeting

1. CALL TO ORDER - 5:30 PM
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ORAL AND WRITTEN COMMUNICATIONS

Public Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chairperson. However, no formal action or discussion will be taken unless placed on a future agenda. The public is advised to limit discussion to one presentation per individual. While not required, please state your name and place of residence for the record. (Public Comments will be limited to three minutes).

5. CONSENT CALENDAR

A. Approve Planning Commission Minutes from July 23, 2024

6. PUBLIC HEARING

A. Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Pabst Avenue.

B. 1008 6th Street – Use Permit (UP 2026-01) and Site Plan Review (SPR 2025-05). A request to construct a 1,200-square-foot structure at 1008 Sixth Street (APN 040-243-003) that would be utilized as a Tire Shop.

7. COMMISSIONER REPORTS

8. FUTURE AGENDA ITEMS

9. ADJOURN

CERTIFICATION: Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on August 20, 2026.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, in Orland or on the City's website at www.cityoforland.com where meeting minutes and video recordings are also available.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office 530-865-1610 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, July 23, 2026

CALL TO ORDER – The meeting was called to order by Vice Chairperson Montague at 5:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners present:	Commissioners Sharon Lazorko, Tyler Rutledge, Daniel Louder, and Vice Chairperson Vern Montague
Commissioner absent:	Chairperson Stephen Nordbye
Councilmember(s) present:	Councilmember Enriquez
Staff present:	City Planner Jake Morley and City Clerk Jennifer Schmitke

ORAL AND WRITTEN COMMUNICATIONS:

Orland resident Jan Walker shared that the Crepe Myrtle Trees in town are dropping sap and wanted to see if public works can spray the trees. Ms. Walker also asking about future meetings with Caltrans.

CONSENT CALENDAR

A. Approval of Planning Commission Minutes from June 25, 2026

ACTION: Commissioner Louder moved, seconded by Commissioner Rutledge to approve the consent calendar as presented. Motion carried by a voice vote, 5-0.

ADMINISTRATIVE BUSINESS

A. Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Pabst Avenue.

City Planner Jake Morley presented the staff report regarding the Lakewest Parkside project, located on approximately 5.7 acres at the southwest corner of South Street and Pabst Avenue (APN 041-262-028), directly south of the Glenn County Fairgrounds. He explained that the project includes a General Plan Amendment to change the land use designation from Low Density Residential to High Density Residential and a Rezone from the R-1 Single Family zoning district to the R-3 Multiple Family zoning district.

Mr. Morley reminded the Commission that the item was originally heard on May 14, 2026, at which time the applicant requested, and the Planning Commission approved, a continuance to allow additional

information to be provided. He further reported that on June 16, 2026, the applicant submitted another request for a continuance to allow additional time for the project team to discuss the proposal internally.

Staff recommended that the Planning Commission continue the public hearing to the July 23, 2026, Planning Commission meeting.

Stephen Butler with Precision Surveying and Representative for the Lakewest Parkside Project shared the firm has asked for more time to come up with alternatives to present to the community and shared that he plans to meet with the City Planner and Stephen Nordbye to discuss the plans and project before coming back to the Commission.

ACTION: Commissioner Rutledge moved, seconded by Commissioner Lazorko to continue the discussion to the August 27th Planning Commission meeting. Motion carried by a voice vote, 5-0.

B. Housing Element - Status Update

City Planner Jake Morley presented an informational report regarding the City's 2021–2029 Housing Element, outstanding implementation programs, and Housing Annual Progress Report (APR) requirements. Morley explained that the City's 2023, 2024, and 2025 APRs have not been submitted to HCD and that staff is currently compiling the required project and building permit information and coordinating with HCD.

Morley reviewed several outstanding Housing Element programs that require zoning or Municipal Code amendments, including provisions for housing types, supportive and transitional housing, group homes, density bonuses, emergency shelters, large-household housing, and the No Net Loss program. He stated that these items will be brought before the Planning Commission and City Council for consideration through the public hearing process.

The Planning Commission reviewed and discussed the informational report and asked questions regarding the preparation of the current Housing Element. Mr. Morley explained that Housing Tools prepared the Housing Element under the direction of a former City Planner. He noted that the current Housing Element remains in effect through 2029 and that the City would not need to begin planning for an update until 2028. The Commission clarified whether the annual APR was current, and Mr. Morley stated that he would bring that information back to the Commission at a future meeting. Commission members also expressed frustration with the State's housing programs and requirements.

Ms. Walker asked about the percentage of housing in Orland that is designated as low-income. Ms. Walker stated that she is not opposed to development but would like to see more housing opportunities for middle-income residents.

FUTURE AGENDA ITEMS

Mr. Morley stated that he would be bringing the continued item back to the Planning Commission. He also advised the Commission of a proposed tire shop site plan review and use permit.

Mr. Morley asked the Commission about a historical discrepancy between the City's online GIS map and the printed land use map, explaining that he needed clarification because of a potential project that would require the applicable standards to be implemented. The Commission was not familiar with the matter. Mr. Morley stated that the project may require preparation of a resolution and ordinance.

Chairperson Nordbye suggested that Mr. Morley reach out to Councilmember Elliott as a possible resource for historical information.

COMMISSIONERS REPORTS

- Commissioner Lazorko commented that the homes between the arch and Heartland have been well maintained.
- Commissioner Rutledge had nothing to report.
- Vice Chairperson Montague had nothing to report.
- Chairperson Nordbye shared that he had given Mr. Morely a tour of Orland to help familiarize him with the community and stated that he is available to give tours to others as well.

ADJOURNMENT – 6:13 PM

Respectfully submitted,

Jennifer Schmitke, City Clerk

Stephen Nordbye, Vice Chairperson



CITY OF ORLAND STAFF REPORT

MEETING DATE: August 27, 2026

TO: City of Orland Planning Commission

FROM: Jake Morley, City Planner

SUBJECT: **Lakewest Parkside Project – General Plan Amendment and Rezone of 5.7 acres (APN 041-262-028) of land at the southwest corner of South Street and Pabst Avenue.**

BACKGROUND:

On May 14, 2026, the Planning Commission held a public hearing for the Lakewest Parkside project consisting of 5.7 acres located at the southwest corner (APN 041-262-028) of South Street and Pabst Avenue, directly south of the Glenn County Fairgrounds located at 1310 Pabst Avenue, which consists of:

General Plan Amendment (2024-02)

Amend the General Plan designation from Low Density Residential (6 dwelling units per acre) to High Density Residential (25 dwelling units per acre).

Rezone (2024-02)

Rezone the subject property from the R-1 Single-Family zoning district to the R-3 Multiple-Family zoning district to be consistent with the proposed General Plan Amendment.

During the public hearing, the applicant requested, and the commission granted, a continuance of the project to allow additional information to be presented at the June 25, 2026, Planning Commission hearing.

On June 16, 2026, the applicant's representative provided a written request to allow an additional continuance to the June 25, 2026 Planning Commission hearing.

At the June 25, 2026 Planning Commission meeting, the commission voted (4-0-1, Nordbye absent) to continue the item to the July 23, 2026 Planning Commission hearing.

On July 14, the applicant's representative requested in writing (Attachment A) for an additional continuance so that the applicant team can continue to discuss the proposal internally.

At the July 23, 2026 Planning Commission meeting, the commission voted (5-0) to continue the item to the August 27, 2026 Planning Commission hearing.

On July 30, 2026, city staff and the Planning Commission chair met with the applicant and their representative to discuss the project, their previous history in Orland, and building projects they have been a part of throughout the north state.

After reviewing the May 14th Planning Commission meeting and minutes, staff relayed to the applicant team that the general concern for the proposed request is that the rezone is not accompanied by a site plan or building elevations.

During that same meeting, it was noted that *Orland Municipal Code (OMC) Section 17.28, R-3 Residential Multiple Family District*, currently requires Use Permit approval for residential projects containing more than four dwelling units, thereby providing the City additional discretionary review over a future development proposal.

However, the City's adopted 2021–2029 Housing Element identifies this discretionary requirement as a potential constraint to multifamily housing production. Program HQY-1.2.1 directs the City to amend the R-3 District to remove the Use Permit requirement and replace it with Site Plan Review or a similar process intended to provide greater approval certainty for multifamily development. Accordingly, while the current Municipal Code requires a Use Permit, future development of the Lakewest Parkside property may be subject to a more streamlined review process following implementation of this Housing Element program.

Currently, *OMC Section 17.28.060 Design Requirements* has design requirements that require:

- Minimum building width of 20 feet
- Minimum roof slope of 3:12
- Minimum roof eave overhang of 12 inches
- Carport or garage for each unit, with dimension requirements.
- Electric vehicle charging stations

It should be noted that the OMC contains limited objective design standards for multifamily projects, except for those subject to streamlined ministerial review under Government Code Section 65913.4 (SB 35/SB 423 – Housing Accountability and Affordability Act). A future multifamily project could qualify for streamlined review depending on the City's applicable Housing and Community Development (HCD) determination and the characteristics of the development proposed at that time. Qualifying projects are subject to statutory requirements related to infill development, site eligibility, affordability, labor standards, and compliance with applicable objective development and design standards. Because a specific development project has not been submitted, eligibility for streamlined review cannot be determined as part of the current General Plan Amendment and Rezone.

The current request is limited to determining whether R-3 High Density Residential zoning is appropriate for the property. Approval of the General Plan Amendment and Rezone would establish the allowable land use and density but would not approve a specific residential development. Any future development would remain subject to the applicable development, design, building, fire, engineering, and other requirements in effect at the time an application is submitted.

GENERAL PLAN

Although a site plan and building elevations have not been submitted, the proposed General Plan Amendment and Rezone are consistent with the City's 2021–2029 Housing Element, which encourages additional housing production and directs the City to maintain sufficient residential land to accommodate its RHNA (Goal HQY-1 and Policy HQY-1.1). Redesignating the property from Low Density Residential to High Density Residential and rezoning the site from R-1 to R-3 would increase the site's residential capacity and provide additional opportunities for multifamily housing within an existing urban area.

Additional Goals, Actions, and Programs that are applicable to the project include:

Goal 2.2 – Maintain a compact urban form and preserve agricultural land outside of the City.

Policy 2.2.B: The City shall direct development toward existing neighborhoods by encouraging infill and redevelopment activity to enhance the efficiency of service provision.

Goal 2.3: Create and maintain neighborhoods that ensure a high quality of life in Orland.

Policy 2.3.A: The City shall develop tools and controls that enable the City to guide residential growth, improvements, and development

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, receive public testimony, consider the information presented in this report, and adopt a resolution recommending that the City Council approve General Plan Amendment 2024-02 and Rezone 2024-02.

ATTACHMENTS

- A. Planning Commission May 14th Staff Report
 - 1. Planning Commission Resolution 2026-XX



CITY OF ORLAND STAFF REPORT

MEETING DATE: May 14, 2026

TO: City of Orland Planning Commission

FROM: Lisa Lozier, AICP – City Planner

SUBJECT:

- 1) **General Plan Amendment #2024-02**
 - Amend the General Plan designation from (R-L) low density residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre)
- 2) **Zoning Code Amendment #2024-02**
 - Amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.
- 3) **Environmental Determination**
 - The project has been determined to be exempt from further CEQA review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

The project site is located on the southwest corner of South Street and Pabst Avenue, south of the Glenn County Fairgrounds at 1310 Papst Avenue. APN 041-262-028

SUMMARY:

An application has been filed on behalf of the Lakeport Parkside LLC to amend the General Plan land use designation map of Assessor's Parcel Number (APN) 041-262-028 from Low Density Residential (LDR- existing) to High Density Residential (HDR - proposed) and amend the current zone district map from Single Family Residential (R-1 - existing) to Multiple Family-Professional (R-3 - proposed).

The action by the Planning Commission would be a recommendation to City Council on a proposal for a General Plan Amendment and Rezone to amend the current General Plan designation from Low Density Residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre).

The proposed project, a General Plan Amendment and Rezone have been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

BACKGROUND:

Site Description and Project History:

The 5.7-acre site was most recently proposed for a 34-lot, single-family residential development with a proposed zone amendment for Planned Development (PD) to allow for flexible parcel sizes that would allow for some parcels to be smaller than the minimum 6,000 square-foot size required by the Title 17 of the municipal code. This project was withdrawn by the applicant in April of 2024. Separate applications for a rezone (Z2024-02) and general plan amendment (GPA 2024-02) were received by the planning department later in 2024. The rezone and general plan amendments were agenized for planning commission review in February of 2025 and continued to April of 2025 planning commission meeting, and then continued to a date uncertain.

Surrounding Land Uses:

The project site is surrounded by a variety of land uses that include undeveloped land to the south, light industrial land, to the east; the Glenn County Fairgrounds immediately to the north across E. South Street; a residential subdivision to the west (separated by a partially undeveloped 3.7-acre parcel to the east), with the Fairview Elementary School beyond.

Fairgrounds:

The proposed project is located directly south of the Glenn County Fairgrounds. The Fairgrounds hold a variety of events during the year, some of which draw large crowds and create a significant amount of short-term traffic on local streets. Additionally, impacts such as sound, lighting, dust, security concerns, late night activities, refuse accumulation, and potential offensive odors may impact the residents of the subdivision. While the Fairgrounds have adopted several policies that attempt to curtail noise, dust, traffic, and odor problems.

The land to the south of the site is undeveloped land currently used as a seasonal pasture. To the east, across Papst Avenue (Road M) is a 16-acre parcel, zoned Light Industrial, on which was formerly-located the Baldwin-Minkler agricultural processing plant. It is Staff's understanding that this site is not currently being used as an agricultural packing/processing facility and is currently for sale. The Glenn County Fairgrounds is located immediately north of the site, across South Street.

Land Use Designations:

The project site is within the city limits, and as such is regulated by the City's General Plan. Under the Orland General Plan, the project site is designated R-L, Low Density Residential. The same designation applies to land adjacent to the south and west of the project site. Land north of the project site, the Glenn County Fairgrounds, is designated Public Facility (P-F). Land immediately east of the site is designated Light Industrial/Commercial.

Rezoning – R-1 to R-3:

The current R-1 (Residential One-Family Zone) zoning district for the proposed site has a minimum lot area requirement of 6,000 square feet for interior lots and 7,000 square feet for corner lots (Orland Municipal Code [OMC] Section 17.20.050). Additionally, the R-1 zoning district requires a minimum lot width of 60 feet for an interior lot and 70 feet for a corner lot.

GPA 2024-02 is proposed to amend the current General Plan designation from Low Density Residential (6 dwelling Units per acre) to High Density Residential (25 dwelling units per acre) Z 2024-01 is proposed to amend the current R-1 Single Family zone district to R-3 Multiple Family-Professional zone district. The R-3 Multiple Family-Professional zone district is consistent with the General Plan designation, High Density Residential.

Requirements	R-1	R-3
Minimum Lot Area	6,000 sq. ft.	6,000 sq. ft. Not less than 2,000 sq.ft. for 4 or less units Not less than 3,300 sq.ft. for 4 or more units
Minimum Corner Lot Area	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	60 feet	60 feet
Minimum Corner lot Width	70 feet	70 feet
Maximum Lot Coverage	40%	70%

ANALYSIS:

There is no specific development project associated with the proposed General Plan and Zone District amendments. Evaluation of the proposed projects rezone and general plan amendment would include the ability to provide necessary services to support basic health and safety concerns. Approval would be based on the availability of City services/utilities to serve a maximum buildout of approximately 140 residential units and taking into consideration that any future project would be required to meet all applicable development requirements regardless of the maximum density allowed with the proposed R-3 zone district.

Comments for the proposed project were received from Fire Department, Police Department, and City Engineer and included the following:

Comments Received	
Fire Department	Potential for traffic impacts / any other comments would be development specific.
Police Department	Concerns for traffic impacts based on ingress and egress from the project site as well as parking and lane widths for Papst and South St. due to the existing high volume of traffic. Any other comments would be project specific.
City Engineer	There would be enough sewer capacity, but the sewer infrastructure may require improvements. The City Water system has capacity. The project site would be required to show on-site storm water detention for future development as the project parcel is currently not included in the storm drain master plan. Current traffic studies on file with the City only support the current R-1 zoning and it would be advisable to analyze the specific impacts of the traffic generated by a maximum buildout for the proposed R-3 buildout. Any other comments would be provided based on a specific project

Summary: Approval of the R-3 zone district and high-density General Plan designation would provide opportunities for development of alternative housing types on the projects site such as Single-family dwellings, two-family dwellings, and multiple dwellings including triplexes and fourplex unit. The maximum number of units that could be constructed by right would be limited to Low Density Residential (6 dwelling Units per acre) to a total of 35 dwelling units without additional assessment of traffic impacts and potential improvements for increased multifamily residential units.

RECOMMENDATION:

1. Move to approve Planning Commission Resolution PC 2026-__, recommending to the City Council approval for the General Plan Amendment (GPA 2024-02 and Rezoning (Z2024-02) of APN 041-262-028
2. Move to adopt California Environmental Quality Act (CEQA): California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), also known as the “general rule” exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

ATTACHMENTS:

- A. Planning Commission Resolution 2026-XX
- B. Draft Ordinance

PLANNING COMMISSION RESOLUTION NO. 2026-____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORLAND
RECOMMENDING CITY COUNCIL APPROVAL OF THE LAKEPORT PROJECT LLC
PROJECT WHICH CONSISTS OF 1) A GENERAL PLAN AMENDMENT (GPA 2024-
02) AND 2) REZONE (2024-02) (“PROJECT”)
(APN: 041-262-028)**

WHEREAS, an application has been filed on behalf of Lakeport Parkside LLC to amend the General Plan Land Use Map for Assessor's Parcel Number (APN) 041-262-028 from Low Density Residential (LDR) to High Density Residential (HDR), and to rezone the property from Single Family Residential (R-1) to Multiple Family-Professional (R-3) (“Project”); and

WHEREAS, the Planning Commission considered the Project, staff report, and public comments at a duly noticed public hearing on May 14, 2026, and, at the applicant's request, continued consideration of the Project; and

WHEREAS, the Planning Commission further considered the Project, staff report, and public comments at a second duly noticed public hearing held on August 27, 2026; and

WHEREAS, after consideration of the record, the Planning Commission determined that the proposed General Plan Amendment and Rezone are consistent with the goals and policies of the Orland General Plan and satisfy the applicable requirements of Orland Zoning Code Section 17.88.040; and

WHEREAS, the Planning Commission finds that the proposed Ordinance is not a “project” according to the definition set forth in the California Environmental Quality Act (“CEQA”), and, pursuant to CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

1. In regard to the General Plan Amendment, the City of Orland Planning Commission finds that:

A. The proposed General Plan Amendment is consistent with the City's 2021-2029 Housing Element and the broader goals and policies of the Orland General Plan. The Housing Element encourages additional housing production and directs the City to maintain sufficient residential land to accommodate its Regional Housing Needs Allocation (RHNA) (Goal HQY-1 and Policy HQY-1.1). Redesignating the property from Low Density Residential to High Density Residential would increase

the site's residential capacity and create additional opportunities for multifamily housing within the existing urban area. The amendment also advances General Plan Goal 2.2, which calls for maintaining a compact urban form and preserving agricultural land outside the City, and Policy 2.2.B, which directs development toward existing neighborhoods through infill and redevelopment to improve the efficiency of service provision. In addition, the amendment is consistent with Goal 2.3 and Policy 2.3.A by allowing the City to guide residential growth and development in a manner that supports established neighborhoods and the City's long-term housing needs.

B. The property does not contain physical constraints identified in the record that would preclude its designation for High Density Residential use. The site is generally flat and is located within an urbanized area served by existing or available public infrastructure and utilities, including water, sewer, and electrical service. These conditions support the property's suitability for the proposed land use designation.

2. In regard to the Rezone, the City of Orland Planning Commission finds that:

A. The proposed rezoning of the site from Single Family Residential (R-1) to Multiple Family-Professional (R-3) is internally consistent with the proposed High Density Residential General Plan land use designation and implements the land use direction established by the General Plan Amendment. No separate neighborhood or area plan applies to the site that would conflict with the proposed zoning designation.

B. The property does not contain physical constraints identified in the record that would preclude development consistent with the R-3 zoning district. The site's generally flat terrain and access to existing or available infrastructure and utilities support orderly development of the property in accordance with applicable City development standards.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ORLAND DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

SECTION 2. Based upon the record, the foregoing recitals and findings, and the findings contained in the draft resolutions and ordinances prepared for consideration by the City Council, the Planning Commission hereby recommends that the City Council approve General Plan Amendment GPA 2024-02 and Rezone 2024-02 for the Project site.

SECTION 3. The Planning Commission hereby designates the documents and materials maintained by the City of Orland relating to the Project as the record of proceedings upon which its recommendation is based. Such materials are located at and are in the custody of the City of Orland.

APPROVED AND ADOPTED by the Planning Commission of the City of Orland on this 27th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephen Nordbye, Chair

ATTEST:

Jennifer Schmitke, City Clerk

CITY COUNCIL

CITY OF ORLAND



6. A.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORLAND APPROVING A GENERAL PLAN AMENDMENT (GPA 2024-02) (APN: 041-262-028)

WHEREAS, an application has been filed on behalf of Lakeport Parkside LLC to amend the General Plan land use designation map of Assessor's Parcel Number (APN) 041-262-028 from Low Density Residential (LDR- existing) to High Density Residential (HDR - proposed); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing on May 14, 2026, and through a request from the applicant, continued the project, and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a second duly noticed public hearing to held on August 27, 2026; and

WHEREAS, the Planning Commission considered the proposed request and determined that, subject to approval of the Municipal Code Amendment the request is consistent with the Orland General Plan and the requirements of Orland Zoning Code Section 17.88.040; and

WHEREAS, under an attached Ordinance the City Council has considered an amendment to the zoning map, which includes a rezone of APN 041-262-028 from R-1 Single Family Residential to R-3 Residential Multiple Family; and

WHEREAS, the Planning Commission finds that the proposed Ordinance is not a "project" according to the definition set forth in the California Environmental Quality Act ("CEQA"), and, pursuant to CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ORLAND DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals: The recitals in this Resolution are true and correct and incorporated herein.

SECTION 2. With regard to the General Plan Amendment, the City Council finds that:

1. That the proposed General Plan Amendment is consistent with the General Plan, and all provisions of the Orland Municipal Code, as well as the attached Ordinances amending the General Plan Diagram.
2. The proposed General Plan Amendment is consistent with the goals and policies of the adopted General Plan, including the Housing Element.
3. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.
4. The land use and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Orland General Plan, including the Housing Element.

SECTION 3. Based on the findings made above, the City Council hereby approves
General Plan Amendment GPA 2024-02, as outlined in Exhibit I, attached hereto.

APPROVED AND ADOPTED by the members of the Planning Commission of Orland
this 27th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

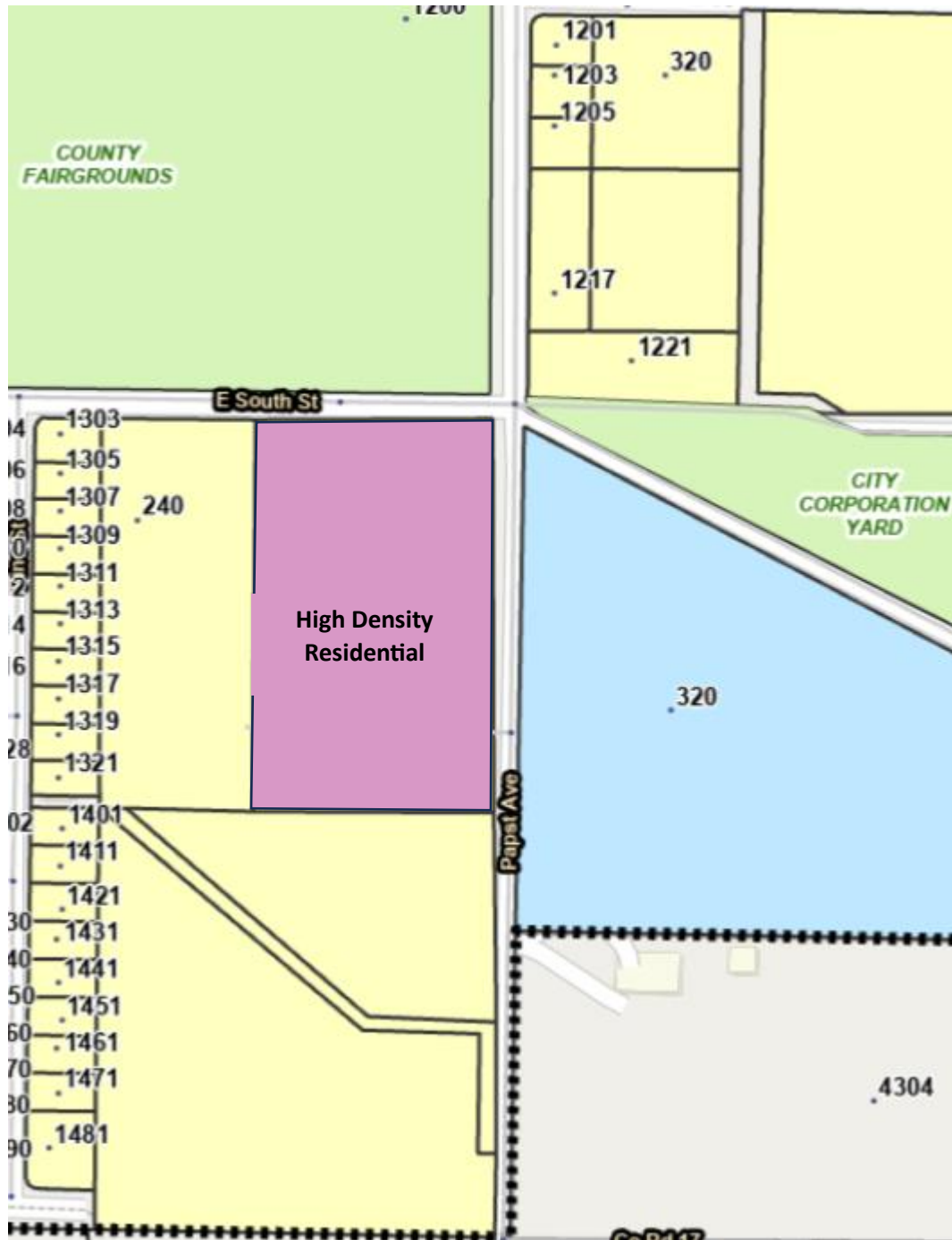
Stephen Nordbye, Chair

ATTEST:

Jennifer Schmitke, City Clerk

General Plan Amendment

Existing: Low Density Residential (6 dwelling units per acre)
Proposed: High Density Residential (25 dwelling units per acre)





ORDINANCE NO. 2026-03

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLAND TO AMEND THE ZONING ORDINANCE OF THE CITY OF ORLAND, A PORTION OF THE ZONING PLAN MAP (Z 2024-02)

WHEREAS, an application has been filed on behalf of the Lakeport Parkside LLC to amend the the current zone district map from Single Family Residential (R-1 - existing) to Multiple Family-Professional (R-3 - proposed); and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the project on May 14, 2026; and

WHEREAS, the Planning Commission considered the proposed request and determined that, subject to approval of the Municipal Code Amendment the request is consistent with the Orland General Plan and the requirements of Orland Zoning Code Section 17.88.040; and

The City Council of The City of Orland Does Ordain as Follows:

SECTION 1. The following described real property is hereby rezoned from the Residential One-Family Zone (R-1) zone district to the Residential Multiple Family-Professional Zone (R-3) zone district (as shown on Exhibit A, attached hereto, and incorporated herein).

Assessor's Parcel Number 041-260-028-000 The proposed project area totals approximately 5.7 acres of land located on the southwest corner of South Street and Papst Avenue, at 1310 Papst Avenue.

SECTION 2. The City of ORLAND finds that this Ordinance is not a "project" according to the definition set forth in the California Environmental Quality Act ("CEQA"), and, pursuant to CEQA Guidelines sections 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment), the adoption of this ordinance is therefore not subject to the provisions requiring environmental review.

SECTION 3. The City Clerk shall certify the adoption of this ordinance and shall cause it to be posted and/or published in accordance with the law.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Orland held on_____, 2026 (first reading), and second reading at a regular meeting of the City Council of the City of Orland held on_____, 2026, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

Terrie Barr, Mayor

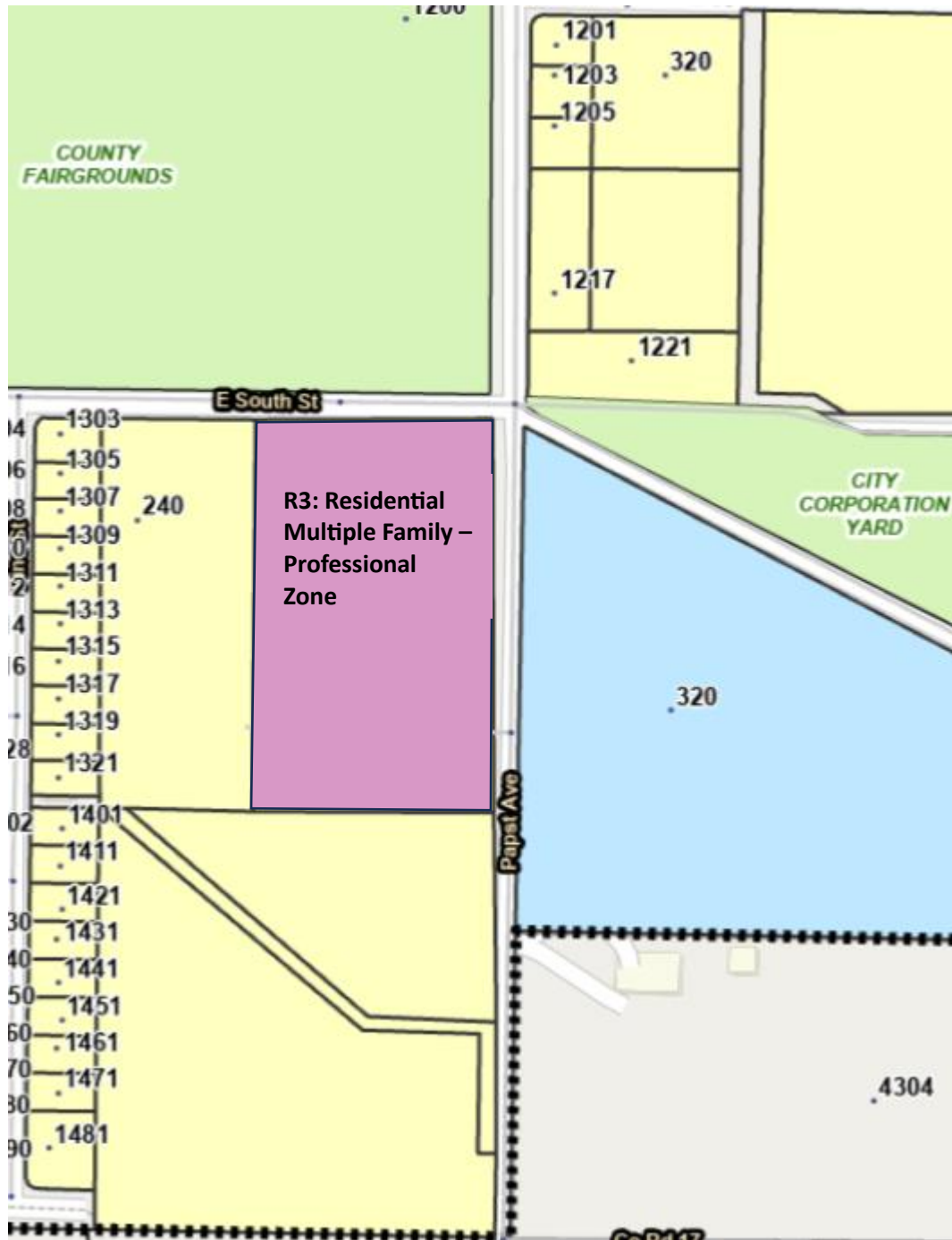
ATTEST:

Jennifer Schmitke, City Clerk

Rezone

Existing: R1- Single Family Residential

Proposed: R3 Residential Multiple Family-Professional Zone





CITY OF ORLAND STAFF REPORT

MEETING DATE: August 27, 2026

TO: City of Orland Planning Commission

FROM: Jake Morley, City Planner

SUBJECT: **1008 6th Street – Use Permit (UP 2026-01) and Site Plan Review (SPR 2025-05).** A request to construct a 1,200-square-foot structure at 1008 Sixth Street (APN 040-243-003) that would be utilized as a Tire Shop.

Recommendation: Staff recommends that the Planning Commission adopt Planning Commission Resolution 2026-__ (**Attachment A**) and approve Use Permit (UP 2026-01) and Site Plan Review (SPR 2025-05), subject to the conditions of approval (**See Attachment A – Exhibit I**), and find the project exempt from review under the California Environmental Quality Act pursuant to Section 15332 (Infill Development).

SUMMARY:

The applicant requests approval of a Use Permit and Site Plan Review to construct a new 1,200-square-foot tire sales and service facility on property located at 1008 Sixth Street. The project consists of a pre-engineered metal commercial building, associated parking, landscaping, drainage improvements, utilities, and related site improvements necessary to establish a neighborhood-serving automotive service business.

BACKGROUND:

The subject property is located at 1008 Sixth Street and is designated Commercial in the General Plan and zoned C-2 (Community Commercial). The site is an approximately 0.14-acre developed parcel that is paved with asphalt along a commercial corridor. The site abuts an existing parcel to the south, under the same ownership, that contains a Smoke Shop, paved parking, and a trash dumpster area.

The applicant proposes to construct a new 1,200-square-foot pre-engineered metal building to operate a tire shop (**See Attachment B – Site Plan and Attachment C – Elevations**). The submitted plans include a service area with two vehicle bays, a waiting area, an office, an ADA-accessible restroom, employee storage space, on-site parking, utility connections, drainage improvements, and site landscaping, all consistent with the submitted civil and architectural plans.

The subject site is surrounded by the following:

North – Gravel alley and La Corna Mexican Restaurant – 1002 6th Street

South – Orland Smoke Shop – 1015 6th Street

West – 7th Street Right-of-Wy and Single-Family Homes

West – 6th Street Right-of-Way and vacant commercial structure/land

Figure 1 – Project Site - Aerial Photo



The project site is already served by public streets and municipal infrastructure, including public water, sanitary sewer, storm drainage, electrical, and telecommunications services. The proposed project represents infill commercial development within an established urban area and does not require extension of municipal services or public infrastructure beyond normal connections.

ANALYSIS

The C-2 Community Commercial District is intended to accommodate a broad range of commercial uses serving the community. A tire shop is an appropriate commercial service use subject to approval of a Use

Permit pursuant to Orland Municipal Code (OMC) Chapter 17.40.040 C-2 Community Commercial Zone, as it represents reinvestment in an established commercial corridor while utilizing existing infrastructure.

Architecture

The proposed 1,200-square-foot structure will be placed at the northeastern corner of the site. The structure is a prefabricated standing-seam metal building with an overall height of 18 feet. Per the applicant, the structure will have a white body with a green trim. The design has two roll-up doors and a pedestrian door and window on the front (east) elevation. To define the entrance and provide relief from the elements, staff recommend adding a condition of approval requiring that an awning be constructed over both the door and the window. The awning structure should be aesthetically compatible, such as metal, and painted with an accent color (green) to help define the entrance.

Parking and Access:

Based upon the proposed 1,200-square-foot commercial building, OMC Section 17.76.100 requires four off-street parking spaces. The submitted site plan provides six spaces, exceeding the City's minimum parking requirement while maintaining adequate maneuvering area for customers and service vehicles. The site plan notes that the stalls will be 20 x 10 feet, in compliance with the Municipal Code.

Access to the site will be via the proposed paved alleyway to the north, with new curb cuts on both 6th and 7th streets, and from across the parcel to the south via Sacramento Street and 7th Street. To ensure legal access from abutting properties, staff recommends a condition of approval requiring the applicant to provide evidence, before the issuance of the certificate of occupancy, of a cross-access vehicle agreement or easement.

Landscaping:

Although not required by OMC, as the proposed project does not require 10 parking spaces, the applicant proposes installing new landscaping along the western approximately 5.5 feet wide and utilize the eastern landscape area, approximately 3 feet wide. Specific tree species information is not included on the plan; however, staff recommends planting either a Chinese Pistache or a Tulip Tree, as these trees are listed in the OMC as good public right-of-way trees, and both can be sourced and adapt well to urban conditions and provide seasonal interest.

Further, because OMC notes that highly visible areas shall receive special landscape treatment (OMC 17.76.110.C.20) to assist in screening the parking lot, staff recommends a condition of approval that the improvement plans contain either a 3-foot-tall metal fence (not chain link) with creeping vines, or a row of plant material that can grow to a height that can screen vehicle headlights within the planter strip along 6th Street.

To provide interest to the rear (west) elevation, three metal trellises, approximately 12 feet tall, will be installed. Star jasmine is an evergreen, low-maintenance creeping vine with year-round color and visual interest and will be planted at the base of each trellis. To provide additional contrast, staff recommends a condition of approval that the trellis element be dark (e.g., black or brown).

Figure 2 – Star Jasmine



Lighting

The site contains existing parking lot lights that, in some instances, can be incorporated into the project. New lighting will be placed on the structure. All lighting will comply with the OMC, which requires lighting to be shielded and directed downward to prevent spillovers onto adjacent properties. Properly designed lighting will enhance site security and nighttime visibility for customers and employees without creating excessive glare or light trespass.

Noise

Except for the proposed air compressor, which will be enclosed within a CMU block structure or similar sound-attenuating enclosure, all tire service activities are expected to occur within enclosed service bays oriented towards the east, thereby minimizing potential noise impacts to nearby residential properties. Further, the operation must comply with the Orland noise ordinance (OMC 8.20.020), which limits machines or devices to 50 dBA at a distance of 50 feet between 10 p.m. and 7 a.m.

Trash Enclosure and Outdoor Storage:

Currently, the site contains a dumpster placed within the paved surface, with bollards around it to minimize vehicle strikes. Pursuant to OMC section 17.40.12 – Trash Enclosures requires adequate storage of trash and recyclable materials in enclosed areas and that such enclosures shall be screened on all four sides with a material that is similar to the main structure with steel gates. In this case, with the proposed structure being metal, staff recommend that a future trash/recycling enclosure be constructed of more durable material, such as CMU block or other masonry, on all four sides of the structure.

In addition, the site plan illustrates the proposed outdoor storage for used tires. The applicant proposes installing a chain-link fence with privacy slats. In the same storage area, a proposed outdoor air compressor would be installed to support facility operations. Given the site's proximity to an established residential area to the west (50 feet of right-of-way) and that the OMC requires storage of trash and recyclable materials to be screened with similar material as the proposed structure, and given the intended use and physical characteristics of the land use, staff recommends that this enclosed area also be constructed of durable materials, such as CMU block or other masonry.

The applicant mentioned to staff that the material stored in this area would be removed off-site approximately once a week. Therefore, staff recommends increasing the size of this space to accommodate enough material for a week's operations. This space may be combined with the trash enclosure to reduce redundant material needs.

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Consistent with this exemption, the project is less than five acres in size, is surrounded by urban uses, and can be adequately served by all utilities and public services. Staff further find that no unusual circumstances exist that would preclude application of the exemption, nor is there substantial evidence that the project may result in a significant environmental effect. The proposal is consistent with the General Plan policies and regulations for the C-2 Community Commercial zoning district.

PUBLIC CONTACT

A 10-day public hearing notice was published in the Valley Mirror on August 7, 2026, and a notice was also placed at the planning counter. A mailed notice was also sent to all properties that are within 300 feet of the project site. At the time this report was prepared, Staff had received no written comments regarding the proposed project.

ATTACHMENTS

- A. Resolution
 - a. Exhibit I – Conditions of Approval
 - b. Exhibit II – Plat to Accompany Use Permit 2025-05
- B. Site Plan
- C. Elevations

CC:

Applicant: Farrukh Zia – Fzia89@gmail.com

Engineer: Eric@ausmusengineering.com

PLANNING COMMISSION RESOLUTION 2026- __

RESOLUTION OF THE CITY OF ORLAND PLANNING COMMISSION APPROVING USE PERMIT (2026-01) AND SITE PLAN REVIEW (SPR 2025-05) AUTHORIZING THE USE AND CONSTRUCTION OF A TIRE SALES AND REPAIR SHOP AT 1008 SIXTH STREET (APN 040-157-004)

WHEREAS, a project has been submitted for a site totaling 0.14 acres (APN 040-157-004) located at 1008 Sixth Street within the City of Orland, for the construction of a new 1,200-square-foot structure and associated improvements, including parking, landscaping, and lighting (“Project”); and

WHEREAS, the site is designated Commercial on the General Plan diagram and is located within the C-2 Community Commercial zoning district, which, pursuant to Orland Municipal Code (OMC) 17.40, requires Use Permit approval for a tire sales and repair shop; and

WHEREAS, the Project has been determined to be Categorically Exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA guidelines, further described as Infill Development, because the project site is less than five acres, surrounded by urban uses, can be adequately served by all utilities and public services, and does not contain sensitive habitat; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 27, 2026, to accept public comments and to review and consider the application and findings; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Orland as follows:

1. With regard to the Use Permit, the Planning Commission finds that:

- a. The proposal will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.

The proposed use is located within an established commercial corridor, on a parcel served by existing public infrastructure, and has been conditioned to provide safe access, adequate parking, drainage, lighting, landscaping, and other improvements that protect the public health, safety, and welfare.

- b. The proposed use will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use.

Although the property is adjacent to residential uses to the west, the building orientation, enclosed service bays that face east, and recommended conditions of approval are expected to minimize operational impacts, and recommended conditions requiring enhanced architecture, landscaping, screening, and circulation improvements further reduce the potential for adverse impacts on adjacent properties.

- c. The proposed use will not be detrimental or injurious to the general welfare of the city.

The project represents infill commercial investment that expands local automotive services, improves an underutilized site, and supports continued economic activity within the Sixth Street commercial corridor. Subsequent review through the building permits process will ensure compliance with the California Building Code, Fire Code, CALGreen, accessibility standards, and all applicable City engineering requirements.

- d. The proposed use will be consistent with the policies, standards and any use designations of the general plan, any applicable specific plan and zoning district upon the issuance of the Permit.

The project is consistent with the General Plan because the proposed tire sales and repair shop represents orderly commercial development that conforms to the City's planned land use pattern and is compatible with the surrounding commercial corridor (Policy 2.1.A). The project represents new commercial investment on an existing infill parcel served by public infrastructure, improving the efficiency of public services while avoiding expansion into undeveloped areas (Policy 2.2.B). The project also advances Goal 2.4 by expanding neighborhood-serving commercial services, encouraging private reinvestment within an established commercial corridor, and strengthening the City's local commercial base. As conditioned, the project is consistent with the purpose and development standards of the C-2 Community Commercial zoning district and the applicable provisions of the Orland Municipal Code.

2. With regard to the Site Plan Review, the Planning Commission finds that:

- a. That the proposed use is an allowed use in the district where located.

The requested Site Plan Review and Use Permit collectively ensure the development satisfies applicable zoning and design standards. The Site Plan and Use Permit have been processed in accordance with the Orland Municipal Code.

- b. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.

The project site is flat and contains existing pavement with vehicle and pedestrian access to Sixth, Seventh, and Sacramento Streets and a new paved alleyway. The site is 0.14 acres in size and can accommodate the new structure, parking lot, and landscaping improvements. Its configuration allows for safe vehicle circulation, accessible pedestrian access, and adequate separation between customer parking and service operations.

- c. That there are adequate services (water, sewer, storm drainage) available.

Urban improvements such as storm drain, water, sewer, and power are available within the immediate area and do not need to be extended to serve the project site. The city and Pacific Gas & Electric have the capacity to serve the project.

- d. That the project is in conformance with the applicable provisions and policies of this title, the Orland Municipal Code and any approved zoning or land use study or plan.

The project complies, or has been conditioned to comply, with the applicable development standards of the Orland Municipal Code, including site design, parking, landscaping, lighting, and architectural requirements. Although the proposed structure utilizes pre-engineered metal construction, its scale, orientation, and recommended architectural enhancements will provide a development compatible with the surrounding commercial corridor.

Further, the proposed landscaping improvements provide meaningful aesthetic and functional benefits by softening the paved area, enhancing the pedestrian environment, and improving the property's appearance along the public street frontage.

- e. That the infrastructure is adequate to safely accommodate the specific proposed use.

Urban improvements such as storm drain, water, sewer, and power are available within the immediate area and do not need to be extended to serve the project site. The city and Pacific Gas & Electric have the capacity and ability to serve the project.

- f. That no violation of the Orland Municipal Code currently exists on the property, unless the purpose of the application is to correct the violation.

There are no known violations of the Orland Municipal Code at the time of the issuance of this permit.

- g. That the project will not negatively affect the public health, safety or general welfare.

The project can be adequately served by existing public infrastructure, provides safe ingress and egress, exceeds the City's minimum parking requirement, and has been conditioned to incorporate architectural, landscaping, screening, and operational improvements that protect the public health, safety, and general welfare.

3. Based on all of the above, the Planning Commission hereby approves the project, subject to the conditions of approval set forth in Exhibit I and the plat as set forth in Exhibit II, attached hereto.

The foregoing Resolution was adopted by the Planning Commission on the 27th day of August 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jennifer T. Schmitke
City Clerk / Clerk of the Planning Commission

EXHIBIT "I"
CONDITIONS OF APPROVAL
USE PERMIT 2026-01 AND SITE PLAN REVIEW 2025-05
1008 SIXTH STREET (APN 040-243-003)

1. Use Permit 2026-01 and Site Plan Review 2025-05 authorize a 1,200 square foot structure to be utilized as a Tire Shop, in substantial accordance with "Plat to Accompany Use Permit 2026-01 (6th Street Tire Shop)" included in the staff report dated August 27, 2026, except as modified by any other condition of approval.
2. The applicant shall file a Declaration of Acceptance of the following conditions by submitting a signed copy of the Conditions of Approval for Use Permit 2025-05 to the Planning Division within ten (10) days of Planning Commission approval.
3. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
4. The use granted by this permit shall be established within one (1) year of the date of approval or the permit shall become null and void.
5. The applicant shall submit a check or money order in the amount **of \$100.00 made payable to the City of Orland** for the preparation of the Notice of Exemption from CEQA within five (5) days of the date of approval.
6. The applicant shall submit a check or money order in the amount of **\$50.00 made payable to the Glenn County Recorder's Office** for the fee to record the Notice of Exemption from CEQA within five (5) days of the date of approval.
7. Neither the applicant nor any agent or representative of the applicant shall intentionally omit or misrepresent any material fact in connection with the application. Any alleged material misrepresentation shall constitute grounds for the City of Orland to commence a revocation hearing and constitute grounds to revoke the permit.
8. Minor changes to the approved Site Plan or use of the property may be approved by the City Planner upon receipt of a substantiated written request by the applicant or his respective designee. Prior to such approval, each department shall verify that the modification is consistent with the application, the fees paid, and the conditionally approved environmental determination.
9. Proposed changes to the approved Site Plan, use of the property or the Conditions of Approval that are deemed to be major or significant in nature shall require approval of a Conditional Use Permit Amendment by public hearing before the Planning Commission. The applicant is responsible for all applicable fees of the request.
10. Project shall obtain all necessary business licenses and occupancy permits from the City and pay all appropriate fees for any required utilities modification, construction, and

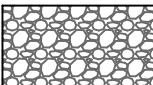
connections. Project shall also obtain permits from the City Building Department and pay all appropriate fees for any construction work to be undertaken as part of the project.

11. All signs shall comply with the City of Orland Sign Ordinance (Chapter 17.78 of the Orland Municipal Code).
12. The applicant shall submit building plans and receive approval from the City of Orland Building Official prior to undertaking any work related to the interior modification of the existing structure.
13. The applicant shall apply and pay for an encroachment permit from the City of Orland for all work necessary within the public right of way. Any existing broken or damaged public improvements shall be repaired to city standards.
14. The property owner/business operator shall not install or utilize business-related signage until such time as an application has been submitted and approved by the City for new business signage.
15. No exterior amplified sound system or noise equipment used as part of the business operation shall be utilized at the site.
16. All new and existing lighting shall be shielded and directed downward and shall not be directed off of the site to reduce light and glare impacts.
17. A single awning shall be constructed over both the door and window on the east elevation. Such an awning shall be aesthetically compatible with the structure, such as metal, and be painted with an accent color (green).
18. The three trellis elements on the western elevation shall come in a color that is in contrast with the body of the structure, such as black or brown.
19. Prior to the certificate of occupancy, the applicant shall provide evidence to staff of a pedestrian and vehicle agreement or easement across the property to the immediate south of the project site.
20. A parking lot tree shall be installed and shall either be a Chinese Pistachio or a Tulip Tree. Such a tree shall be no smaller than 15 gallons and irrigated and mulched.
21. The existing landscape strip along the western property line shall contain a 3-foot-tall metal fence (not chain link) and be planted with creeping vines in a manner to encourage growth upon the fence or be planted with plants that can grow to a height that can screen headlights.
22. The landscape strip along the eastern property line shall be extended to the south to incorporate the length of the outdoor storage facility/trash enclosure. The landscape area shall be planted with star jasmine, or similar, in a manner to encourage the plant to climb the structure.
23. The outdoor storage of used tires shall take place within a CMU wall or similar material enclosure with metal doors. Such an enclosure shall be at least 6 feet tall. The storage area shall be sized to accommodate both the proposed air compressor and at least a

week's worth of storage of used tires. No tires shall be stored or displayed outside the storage area.

24. The existing trash container area shall be upgraded with a storage facility to meet Orland Municipal Code (OMC) 17.40.12 – *Trash Enclosure*, which requires enclosures to adequately screen trash and recycling material. The facility shall be constructed of a 6-foot-tall CMU wall or similar material with metal doors. The applicant may, at their own discretion, combine the storage of the trash container and used tires into a single structure. Such a structure shall be adequately sized to accommodate all materials, waste receptacles, used tires, and an air compressor.
25. All public improvements shall be designed in accordance with the City of Orland Land Division standards and Improvements Standards (LDSIS).
26. Developer shall construct City standards alley improvements along the north side of the project between 6th and 7th street, prior to issuance of occupancy.
27. Developer shall connect to the City's sanitary sewer system in 7th Street and install a sanitary sewer lateral, with all appurtenances, to serve the project site.
28. Developer shall connect to the City's water system in 7th Street and install a new water service with all appurtenances to the project site. The City will provide and install the water meter.
29. Developer shall install all new utilities underground.
30. Any and all existing utilities conflicting with proposed improvements shall be relocated at the Developer's expense unless approved by the City Engineer.
31. A Grading Plan shall be submitted to the City Engineer for review and approval prior to the start of any work.

LANDSCAPE & IRRIGATION LEGEND

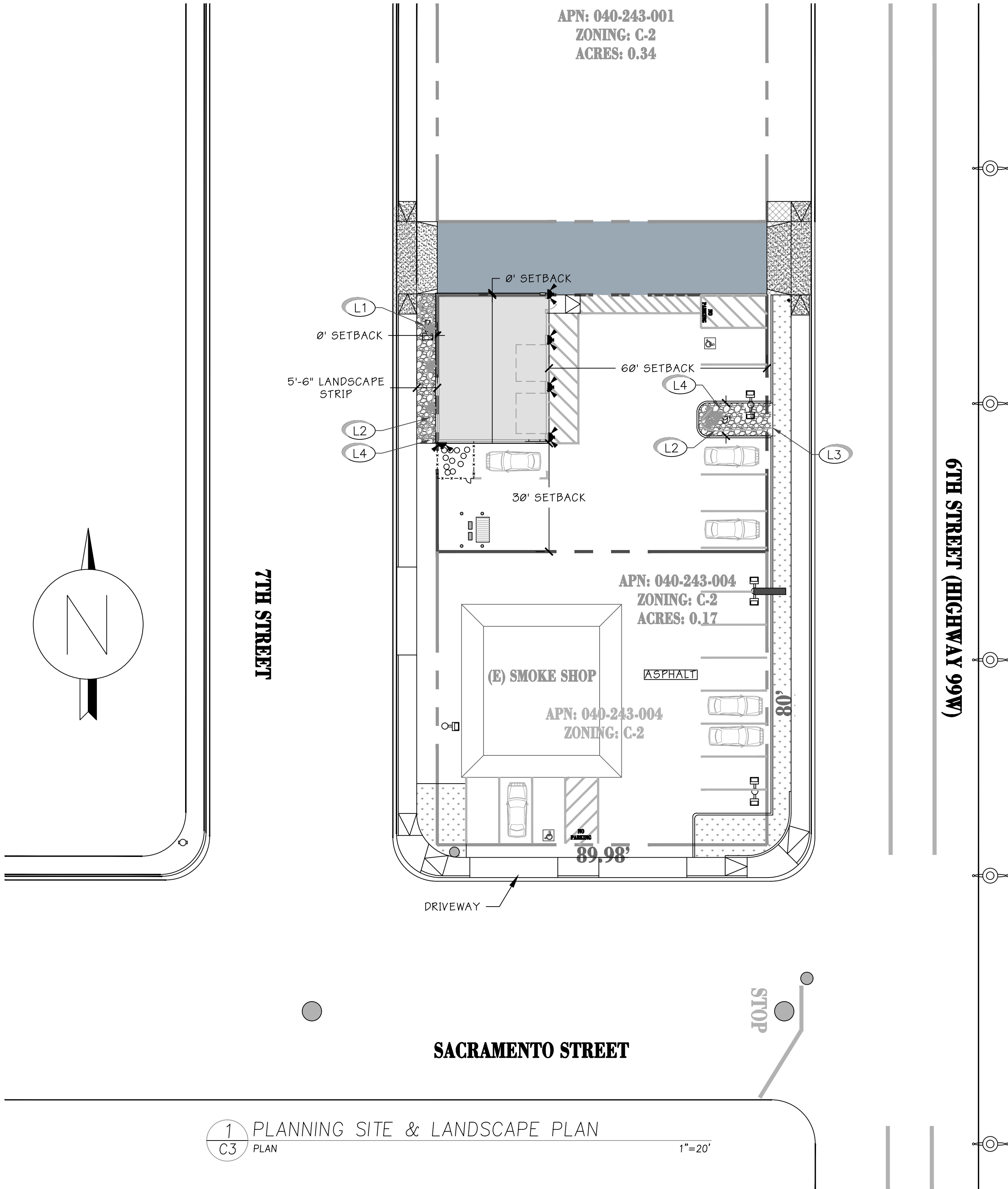
-  PROPOSED CONCRETE PER PLAN
-  PROPOSED DECORATIVE 1/2" - 1 1/2" ROCK MULCH. CONTRACTOR TO CHOOSE COLOR AND TYPE
-  1/2" PVC IRRIGATION DRIPLINE PIPE 18" ON GRADE (APPROX 60 LF)

LANDSCAPING LEGEND

SYMBOL	NAMES	MATURE HEIGHT X WIDTH & CONTAINER SIZE	MAINTENANCE	QUANTITY
	CALIFORNIA BUCKWEHAT	2'-3' TALL X 3'-4' WIDE	MINIMAL PRUNING AND WATERING	2
	ERIOGONUM FASCICULATUM	1 GALLON TRANSPLANT		
	STAR JASMINE - EVERGREEN	CLIMBING VINE	MINIMAL PRUNING AND WATERING	3
	JASMINUM NITIDUM / CONFEDERATE JASMINE	1 GALLON TRANSPLANT		
	COMPACTA CLEVELAND SAGE	2'-3' TALL X 2'-3' WIDE	MINIMAL WATERING	1
	SALBIA CLEVELANDII 'COMPACTA'	1 GALLON TRANSPLANT		

LANDSCAPE PLAN KEY NOTES

-  L1 INSTALL NEW UNDERGROUND PRESSURE REGULATOR AT PROPOSED IRRIGATION VALVE
-  L2 PROVIDE NEW 1/2" DRIP HOSE AT PROPOSED LANDSCAPING AS SHOWN
-  L3 TAP INTO EXISTING LANDSCAPING IRRIGATION AT EXISTING LANDSCAPING STRIP
-  L4 INSTALL NEW 1/2"-1 1/2" DECORATIVE ROCK MULCH OVER DIRT AT A 2" THICK LAYER



1
C3 PLANNING SITE & LANDSCAPE PLAN

1"=20'

ALL ENTITIES EXISTING
UNLESS OTHERWISE NOTED

PARKING ANALYSIS

PROFESSIONAL BUSINESSES 1 SPACE EACH 200 SQFT = (40'X30'X200)= 6 SPACES MINIMUM. 1 SHALL BE VAN STALL 6 SPACES PROVIDED

SITE ACCESS

OWNER TO NOTARIZE AND RECORD A COPY OF SHARED CROSS ACCESS AGREEMENT BETWEEN APN 040-243-003 AND 040-243-004

DEVELOPMENT SUMMARY

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ORLAND STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

CITY OF ORLAND MUNICIPAL CODE, CHAPTER 17, SECTION 40

17.40.060(C): MAXIMUM BUILDING COVERAGE: 60% AND UP TO 100% FOR PARKING/PAVED AREAS

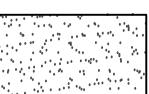
BUILDING COVERAGE = 19%
PARKING/PAVED AREA = 81%

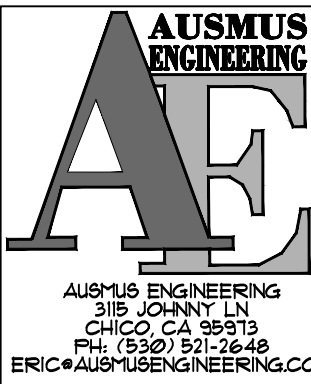
17.40.065(A): NEW PROJECTS SHALL BE COMPATIBLE WITH THEIR SURROUNDING DEVELOPMENT IN INTENSITY, SETBACKS, BUILDING FORMS, MATERIAL, COLOR, AND LANDSCAPING

SITE DESIGN IS EXISTING PERMITTED TO REMAIN. BUILDING SETBACKS AND ARCHITECTURAL FEATURES/COLOR OF PROPOSED BUILDING WILL MATCH SURROUNDING EXISTING DEVELOPMENTS

THE MAINTENANCE OR OPERATION OF THE USE OF BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCE OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY (INCLUDING TRAFFIC SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE) OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY OF ORLAND.

SITE LEGEND

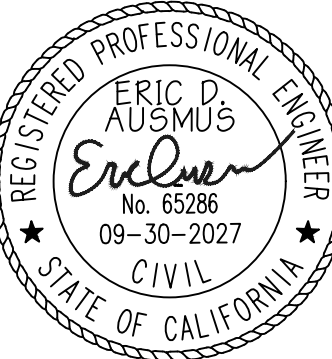
-  --- PROPERTY LINE
-  - E - UNDERGROUND ELECTRICAL
-  2100 SQFT PROPOSED ASPHALT PER CITY OF ORLAND STANDARDS CONTRACTOR TO PROCURE ENCROACHMENT PERMIT
-  EXTENT OF REMOVAL FOR PROPOSED COMMERCIAL DRIVEWAY IN ACCORDANCE WITH CITY STANDARD DETAIL 206. EXTENT OF EXISTING CONCRETE SIDEWALK DEMO TO BE DETERMINED BY CITY IN FIELD
-  NEW CONCRETE AS REQUIRED FOR PROPOSED COMMERCIAL DRIVEWAY IN ACCORDANCE WITH CITY STANDARD DETAIL 206
-  DOWNCAST MOTION SENSOR 80 WATT TUCANA III SERIES - LED WALL PACK W/ PHOTOCCELL AND MOTION SENSOR - OR EQUAL



ARCHITECTURAL PLAN
PLANNING SITE AND
LANDSCAPE PLAN

FARRUKH TIRE SHOP
1020 6TH STREET
ORLAND, CA 95963

REVISION	DATE	DESCRIPTION
1	3/17/26	PLAN CHECK 1
2	3/26/26	PLAN CHECK 2



DATE:
03/08/2025

DESIGNED BY: EDA
DRAWN BY: EDA
CHECKED BY: EDA

SCALE:
AS NOTED
PROJECT #

PAGE 5 OF

SHEET NO.
C3

GENERAL INFORMATION

LAND/BUILDING OWNER FARRUKH RANA
MAILING ADDRESS 1015 6TH ST
ORLAND, CA
SCOPE OF WORK PLANS FOR A MANUFACTURED
METAL BUILDING TO BE USED
FOR A TIRE SHOP. SCOPE OF
WORK IS AS FOLLOWS:

- PROPOSED SITE
ACCESSIBILITY UPGRADES
INCLUDING SIGNAGE AND
CONCRETE WALKING
SURFACES
- PROPOSED ONSITE AND
OFFSITE MECHANICAL,
ELECTRICAL, AND
PLUMBING PER THIS PLAN
- PROPOSED INTERIOR
ACCESSIBILITY UPGRADES
INCLUDING RESTROOM, AND
POINT OF SALE
- PROPOSED INTERIOR INFILL
FOR STORAGE AND OFFICE
- PROPOSED FOUNDATION
DESIGN AT NEW VEHICLE
LIFTS
- FIRE, LIFE, AND SAFETY
REQUIREMENTS PER THIS
PLAN

SERVICES TO BE PROVIDED IN
THE PROPOSED TIRE SHOP
WILL INCLUDE: TIRE CHANGING
SERVICES, AND BRAKE
REPAIR/REPLACEMENT

GOVERNING CODES 2022 CA BUILDING CODE
2022 CA RESIDENTIAL CODE
2022 CA GREEN BUILDING CODE
2022 CA ENERGY CODE
2022 CA ELECTRICAL CODE
2022 CA FIRE CODE
2022 CA PLUMBING CODE
2022 CA MECHANICAL CODE
CITY OF ORLAND MUNICIPAL CODE
PERMITTING AGENCY CITY OF ORLAND

SITE INFORMATION

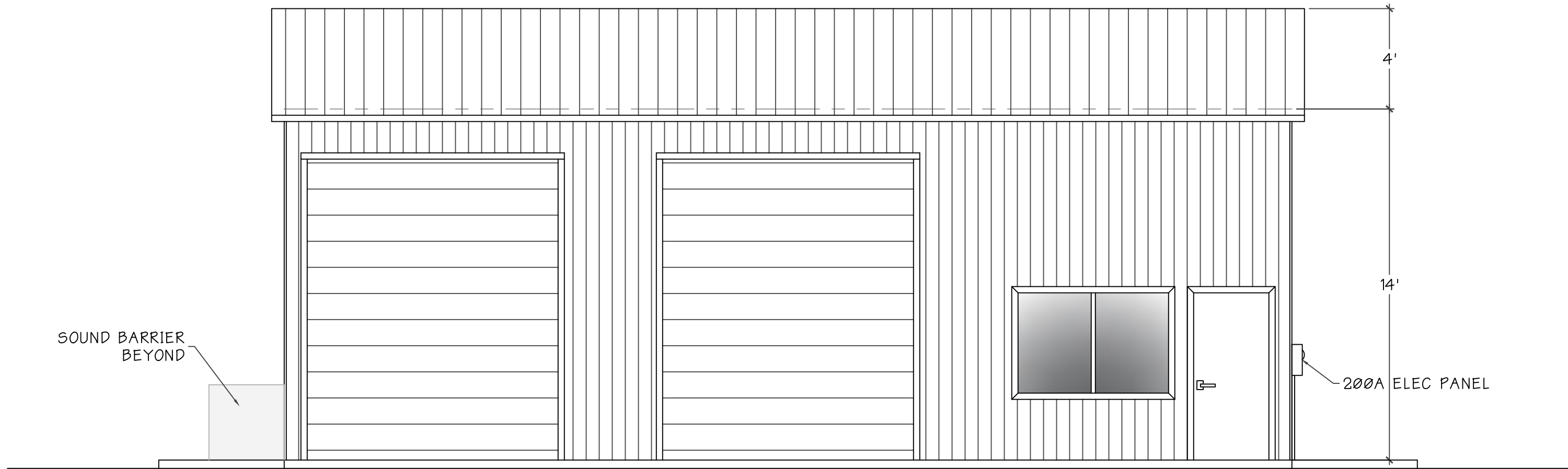
ASSESSOR'S PARCEL NO. 040-243-003
ZONING C-2
PARCEL ACREAGE 0.14 ACRE
WATER PUBLIC
SEWAGE DISPOSAL PUBLIC
WILDLAND URBAN INTER.
PER CRC R337 NO
NATURAL GAS AVAIL YES
SITE ELEVATION 250
GROUND SNOW LOAD 0 PSF
FLOOD ZONE/ COMMUNITY NO. X 06021C0400D

BUILDING INFORMATION

CONSTRUCTION TYPE V-B
SPRINKLERED NO
OCCUPANCY S-1
BUILDING AREA 1200 SQFT
STORIES 1-STORY

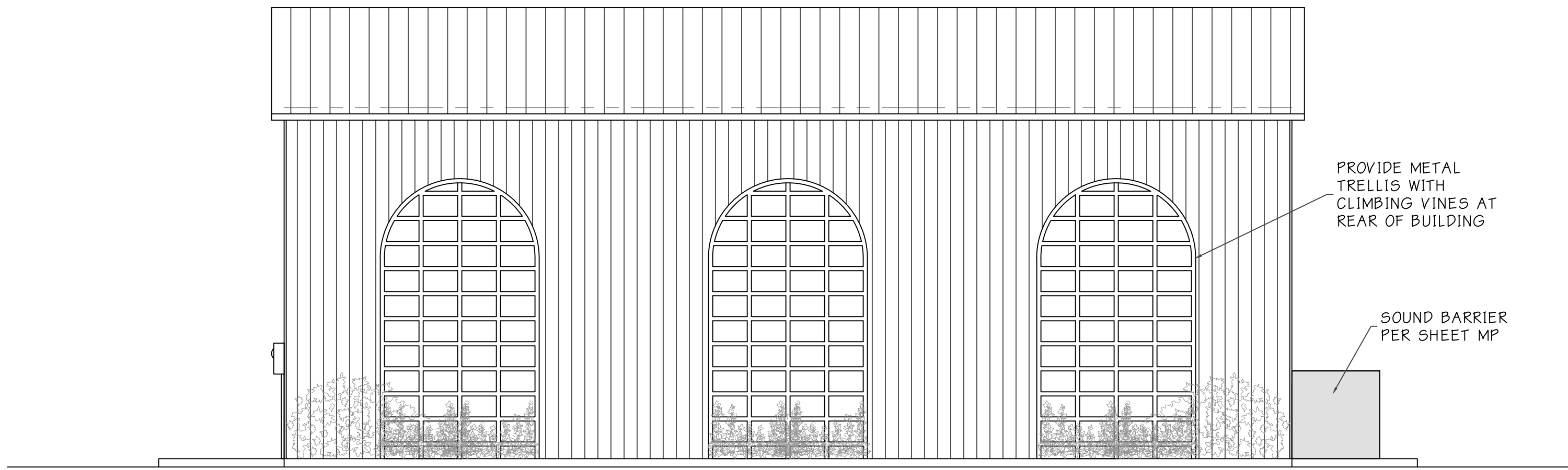
FARRUKH TIRE SHOP

1015 6TH ST
ORLAND, CA



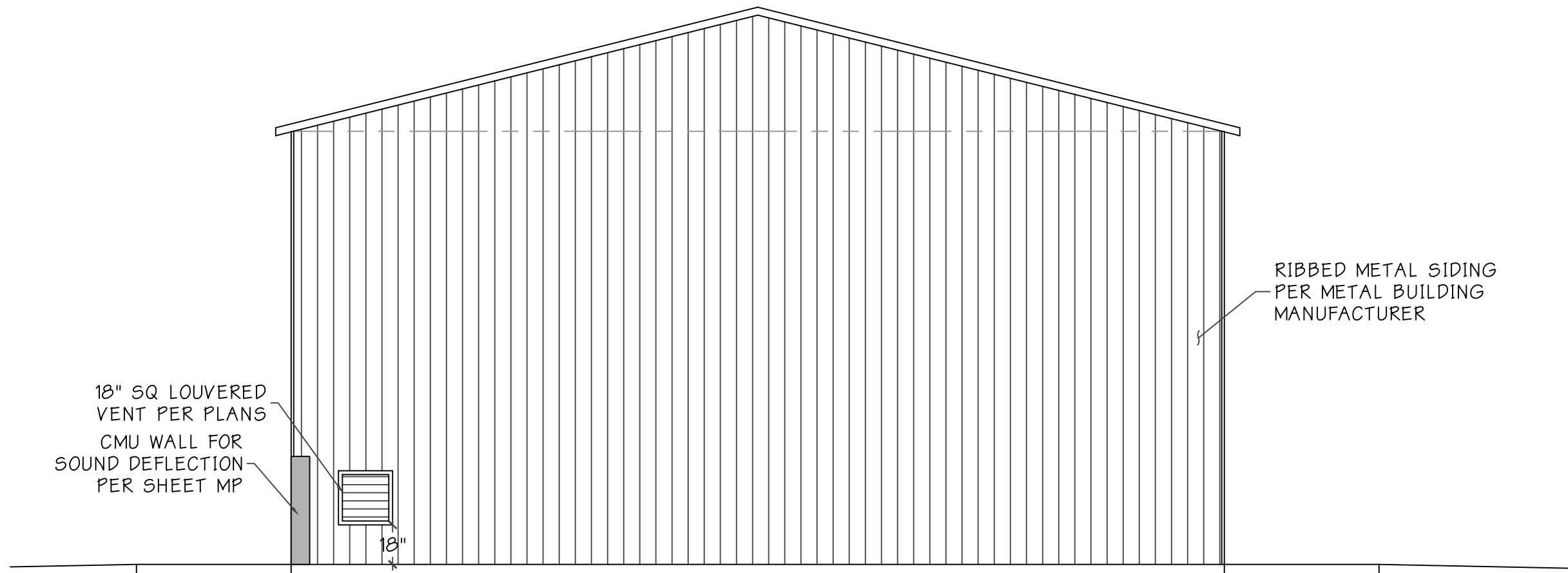
1 FRONT ELEVATION
A0 ELEVATION

1/4"=1'



2 REAR ELEVATION
A0 ELEVATION

1/4"=1'



3 SIDE ELEVATION
A0 ELEVATION

OPPOSITE SIDE SIMILAR

1/4"=1'

TESTING & SPECIAL
INSPECTION

THE FOLLOWING TESTS AND INSPECTIONS SHALL BE
PERFORMED BY AN INDEPENDENT TESTING LABORATORY
EMPLOYED BY THE OWNER AND APPROVED BY THE BUILDING
OFFICIAL. TEST AND INSPECTION REPORTS SHALL BE
SUBMITTED FOR APPROVAL TO THE STRUCTURAL ENGINEER
AND THE BUILDING OFFICIAL, CONFORMING TO THE
REQUIREMENTS OF SECTION 1701 OF THE BUILDING CODE. IT
IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT
THESE TESTS AND INSPECTIONS ARE PERFORMED. IT IS
THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE
SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST
ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT
REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED
WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO
REMOVAL.

- ☐ ENGINEERED FILL COMPACTION TESTS.
- ☐ PILES, DRILLED PIERS AND CAISSONS.
- ☐ CONCRETE TESTS CYLINDERS, FC EXCEEDING 2500 psi.
- ☐ STRUCTURAL MASONRY, FM = REINFORCEMENT, GROUT,
AND ANCHOR RODS.
- ☐ STRUCTURAL STEEL WELDING AS REQUIRED BY WELDING
NOTES.
- ☐ STRUCTURAL STEEL HIGH STRENGTH ANCHOR RODS
(A325 OR A490).
- ☐ EMBEDDED ITEMS (EPOXY INSTALLED ANCHORS, WEDGE
ANCHORS, ETC...)
- ☒ NO SPECIAL INSPECTIONS REQUIRED.

DEFERRED SUBMITTALS

WITH THE EXCEPTION OF FIRE SPRINKLERS, DEFERRED
SUBMITTALS SHALL FIRST BE DELIVERED TO AUSMUS
ENGINEERING FOR REVIEW AND APPROVAL. AUSMUS
ENGINEERING TO PROVIDE A LETTER TO THE LOCAL
APPROVING AGENCY STATING THAT ALL DEFERRED
SUBMITTALS HAVE BEEN REVIEWED AND APPROVED BY
THE ENGINEER OF RECORD.

- ☒ ENCROACHMENT PERMIT
• ALLEY PAVING
• UTILITY CONSTRUCTION
• TRAFFIC CONTROL PLAN

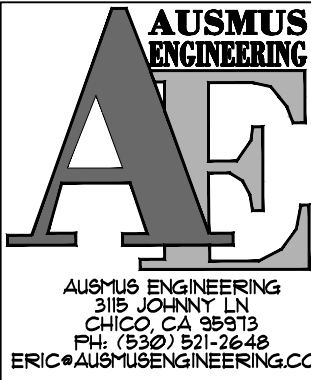
- ☒ VEHICLE LIFT SHOP DRAWINGS
AND SPECS

LITHIUM ION BATTERIES

THIS FACILITY SHALL NOT BE USED FOR THE MASS
STORAGE OF LITHIUM ION BATTIRES. HOWEVER, IF
THESE BATTERIES NEED TO BE USED IN SHOP, THEY
SHALL BE PROPERLY STORED IN A FIRE LOCKER WITH
SELF CLOSING DOORS. SEE SHEET A1

FLUID CHANGES

FLUID CHANGES OF ANY KIND (I.E. OIL, TRANSMISSION,
RADIATOR FLUSHED, ETC...) REQUIRE FLOOR DRAINS TO
GREASE INTERCEPTORS. PER SCOPE OF WORK THIS
SHEET, NO FLUID SERVICES SHALL BE PROVIDED AT
THIS FACILITY. FOR POTENTIAL MINOR UNPREVENTABLE
LEAKS, AN EMERGENCY SPILL KIT SHALL BE PROVIDED
AT ALL TIMES ON SITE. SEE SHEET A1 FOR ADDITIONAL
SPILL KIT DETAILS

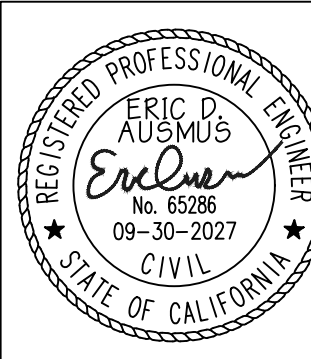


ARCHITECTURAL PLAN

COVER SHEET

FARRUKH TIRE SHOP
1020 6TH STREET
ORLAND, CA 95963

REVISION	DATE	DESCRIPTION
1	05/08/2025	PLAN CHECK 2



DATE: 05/08/2025

DESIGNED BY: EDA
DRAWN BY: EDA
CHECKED BY: EDA

SCALE: AS NOTED
PROJECT #

PAGE 1 OF

SHEET NO.

A0

SHEET INDEX

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1	A0	COVER SHEET
2	C0	CIVIL IMPROVEMENT AND SITE PLAN
3	C1	CIVIL DETAILS
4	C2	CIVIL DETAILS
5	C3	PLANNING SITE AND LANDSCAPING PLAN
6	A1	FLOOR PLAN AND FOUNDATION ADDENDUM PLAN
7	A2	CROSS SECTION AND DETAILS
8	MP	MECHANICAL AND PLUMBING SCHEMATIC
9	E1	ELECTRICAL SCHEMATIC, PANEL SCHEDULE, AND SINGLE LINE
10	SS	STRUCTURAL SPECIFICATIONS
11	GB1	GREEN BUILDING CODE
12	GB2	GREEN BUILDING CODE
13	GB3	GREEN BUILDING CODE